



BIG SKY OWNERS ASSOCIATION

Board of Director's Meeting Minutes April 17, 2015

Big Sky Owners Association Board of Directors met April 17, 2015 at 9 AM at Big Sky Owners Association in Big Sky, Montana. Directors in attendance included: John Loomis, Grant Hilton, Eric Ossorio and Gail Young. Steve Barrett, Kevin Frederick and Kent Volosin were on the phone. Unable to attend were Barb Rooney and Sharon Douglas. Suzan Scott and Lori Wetzel represented staff. Kirk Dige attended the meeting in person and Karl Uhlig joined on the phone to discuss the pond project.

1. **Membership Forum:** none
2. **Call to Order:** John Loomis called the meeting to order at 9:05 AM.
3. **Minutes:** Motion made by Steve Barrett to approve the February 20, 2015 minutes; seconded by Grant Hilton. Motion unanimously carried.
4. **Finance and Audit Committee**
 - A. February 2015 Financials - Kevin Frederick presented the February 2015 financial statements to the Board with no concerns arising from the Board. Motion made by Kent Volosin to accept the unaudited February 2015 financial statements; seconded by Gail Young. Motion unanimously carried.
 - B. March 2015 Financials - Kevin Frederick presented the March 2015 financial statements stating that he had no concerns with the presented information. Motion made by John Loomis to accept the unaudited March 2015 financial statements; seconded by Eric Ossorio. Motion unanimously carried.
 - C. Receivables/Assessment Correspondence - The Board discussed two member accounts, 20205 and 02010 and agreed to write off the uncollectible balance on both accounts to bad debt reserve.
 - D. Lien Requests - The Board also asked staff to start the lien process on account 06306 authorizing staff to place a lien on the account if dues were not been paid by May 1, 2015.
 - E. CDARS, CD Investment Report - Two of the CDAR investments matured on April 2, 2015. With staff's research, the Board considered the presented investment opportunities for both CDARS and unanimously agreed to re-invest one CDAR for a 1 year term with our current bank and move the other CDAR to a 28 month CD at Opportunity Bank which will double the interest previously received.
 - F. New Members -The monthly list of new members was provided to the Board for review.
5. **Staff Report**

- G. Suzan Scott had an update from the April Big Sky Water and Sewer meeting stating that a decision on the WSD water rights amendments will take approximately 30 - 60 days for the Water Court to rule on the proposed amendments. She stated the next step in the process will be to involve a water right change of application with DNRC.

6. Chairman's Report

A. Old Business

- i. BSOA Ponds Update - Karl Uhlig joined the meeting on the phone at 9:30 A.M to discuss the BSOA pond project. Suzan stated that Karl's contract with the BSOA had not been approved by the Board. Motion made by Eric Ossorio to approve Karl Uhlig's contract, seconded by Grant Hilton. Motion unanimously carried. Karl discussed the steps involved in the pond restoration process stating that once the 30 - 60 day time frame has passed for the amended water rights decision, the next step will be to complete a change application for the DNRC. He also stated that grant funding is available to help defray the cost of the pond restoration and it may be feasible to include the Silverbow pond in the process. The Board agreed to create a Subcommittee (consisting of Suzan Scott, Karl Uhlig and Chairman, Kevin Frederick) that would interview design contractors and give feedback to the Executive Committee as to whom they feel would be the best design contractor. Kirk Dige stated he is in favor of restoring the Silverbow pond by possibly sharing the well that is used for landscape irrigation at the Silverbow Condominiums.

*****Kirk Dige and Karl Uhlig left the meeting at 9:55 A.M. *****

- ii. Strategic Plan 2015 - Subcommittee Recommendations - Kent presented to the Board a list of 10 projects the subcommittee felt were priority items for staff and Board Members to concentrate their efforts in the upcoming year. John would like Suzan and Emily to decide which projects fit into the FY 2014-2015 budget and complete the remaining projects in the next fiscal year. Motion made by Kent Volosin to move ahead with the projects as proposed, seconded by John Loomis. Motion unanimously carried. Suzan will send the list of projects out to the Board to determine which projects Directors would like to be involved with or lead.
- iii. Enforcement Resolution - Cease and Desist - The Board discussed the BSAC Cease and Desist resolution and policy. Kent wondered how often staff felt the resolution would need to be enforced and Suzan stated only when a member moves forward on a project without BSAC approval, which is, at the most, 2-3 times each year. As proposed, staff would initiate action with the BSAC chairman and thereafter the BSAC would have authority to decide the severity level and impose fines. Motion made by Gail Young to adopt the Cease and Desist Resolution and policy, seconded by Grant Hilton. Motion unanimously carried.
- iv. Community Living Manual - The Community Living Manual has been completed by staff and was presented to the Board. This manual will be included in the new member packets.
- v. New Server Update - The new server is up and running and almost complete.

***** Kent Volosin exited the meeting at 10:35 AM*****

B. New Business

- i. Board Room Use – General Policy – The Board felt the Board room should be used during regular business hours as much as possible. If after hours use of the Board room is necessary, it should be at staff discretion.
- ii. Policy to Assess Condominiums – This policy should be sent to the Legal Committee for review before presenting to the Board for approval.

7. Committee Reports

- A. Executive – The Executive Committee discussed staff compensation, new staffing and a member lien.
- B. Legal – The Legal Committee finalized the Cease and Desist resolution. They are currently discussing the condominium assessments and should have an update at the next Board Meeting.
- C. Nominations – The Nominating Committee will meet next week.
- D. BSCC – The BSCC is continuing to work on the placement of the trail to park tunnel.
- E. BSAC – The BSAC has had 3 meetings since the last Board Meeting. They have been reviewing some difficult properties that are going to be developed and have seen an increase in home modifications.

8. Other

- A. Weed Pull on June 23rd – The annual weed pull event will be held on June 23rd. The Board was invited to come down and volunteer their time to pull weeds to support this community wide event.

9. Adjourn – Meeting adjourned by John Loomis at 11:16 A.M.

The next BSOA meeting will be May 15, 2015 at 9:00A.M.

Sharon Douglas, Secretary